



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Acceptance of Improvements in Lodi West, Unit No. 1, Tract No. 1904

MEETING DATE: February 16, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting the development improvements for Lodi West, Unit No. 1, Tract No. 1904, approve the construction reimbursements shown in Exhibit A, and appropriate the necessary funds from the Storm Drain Development Impact Mitigation Fee Fund to reimburse the developer for the cost of the master storm drain installed as a part of this project. It is also recommended that the City Council have the developer keep the streets in the subdivision closed and maintain the barricades across Elm Street and Evergreen Drive until the City has energized the street lights.

BACKGROUND INFORMATION: Improvements at Lodi West, Unit No. 1, Tract No. 1904, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Robert Batch, dated June 21, 1993, as shown on Drawings No. 93D001 through 93D007, and as specifically set forth in the plans and specifications approved by the City Council.

The Improvement Agreement provided for City reimbursement of one-half the cost of the street improvements and utilities fronting Westgate Park and the Master Storm Drain line. The final costs are shown in Exhibit A. These reimbursements are being applied to the remaining development impact mitigation fees owed by the developer resulting in a net fee of \$19,782.30 being paid to the City. \$17,000.00 was appropriated in the 1993/94 Capital Improvement Program for the construction of the master storm drain line in Evergreen Drive and was based on an older estimate available at the time. The final construction cost, based on the actual length of pipe installed, exceeded this amount and an additional \$12,500.00 must be appropriated to fund this project.

Fees for the work involved in having the City install the necessary wiring to energize the street lights in the subdivision have been paid by the developer but City crews will not be able to complete their work for another two weeks. It is staff's recommendation that Council accept the subdivision improvements but require the developer to keep Elm Street and Evergreen Drive barricaded until the street lights are operational.

APPROVED

THOMAS A. PETERSON
City Manager



recycled paper

The streets to be accepted are as follows:

Streets	Length in Miles
Lower Sacramento Road	0.00
Elm Street	0.27
Evergreen Drive	0.19
Elderica Way	0.13
Applewood Drive	0.02
Total New Miles of City Streets	0.61

FUNDING: Additional \$12,500.00 from Storm Drain Development Impact Mitigation Fee Fund; other funding per Exhibit A.


Jack L. Ronsko
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

JLR/WKF/lm

Attachment

cc: City Attorney
Associate Traffic Engineer
Associate Civil Engineer
Street Superintendent
Robert Batch
Baumbach - Piazza

LOOK WEST, UNIT NO. 1
Fee Credit Worksheet

Description of Work	Estimated Quantities	Project Cost			Quantity	City Participation			Comments
		Unit	Unit Price	Cost		Unit	Unit Price	City Cost	
MASTER STORM DRAIN SYSTEM									
30" Storm Drain Pipe	389	LF	\$32.00	\$12,448.00	389	LF	\$32.00	\$12,448.00	
36" Storm Drain Pipe	289	LF	\$41.00	\$11,849.00	289	LF	\$41.00	\$11,849.00	
48" Storm Drain Manhole	2	EA	\$1,100.00	\$2,200.00	2	EA	\$1,100.00	\$2,200.00	
SUBTOTAL FOR MASTER STORM DRAIN SYSTEM				\$26,497.00				\$26,497.00	
WESTGATE BASIN/PARK FRONTAGE IMPROVEMENTS (Evergreen Drive; 1/2 of street, 1/2 of utilities)									
Roadway Excavation	1,365	LF	\$1.75	\$2,388.75	1,365	LF	\$1.75	\$2,388.75	
Compact Original Ground (0.50')	13,972	SF	\$0.05	\$698.60	13,972	SF	\$0.05	\$698.60	
Compact Native Material (0.50')	13,972	SF	\$0.10	\$1,397.20	13,972	SF	\$0.10	\$1,397.20	
Aggregate Base, Class II (0.80')	13,972	SF	\$0.55	\$7,684.60	13,972	SF	\$0.55	\$7,684.60	
Asphalt Concrete, Type B (0.33')	13,972	SF	\$0.65	\$9,081.80	13,972	SF	\$0.65	\$9,081.80	
Vertical Curb & Gutter Only	668	LF	\$7.50	\$5,010.00	668	LF	\$7.50	\$5,010.00	
Concrete Subgrade Compaction	1,900	SF	\$0.20	\$380.00	1,900	SF	\$0.20	\$380.00	
Survey Monument	2.50	EA	\$160.00	\$400.00	2.50	EA	\$160.00	\$400.00	
Commercial Driveway	30	LF	\$14.00	\$420.00	30.00	LF	\$14.00	\$420.00	
Street Lights	2	EA	\$1,500.00	\$3,000.00	2	EA	\$1,500.00	\$3,000.00	
8" Sanitary Sewer Pipe	249	LF	\$20.50	\$5,104.50	249	LF	\$20.50	\$5,104.50	
Standard Sanitary Sewer Manhole	1	EA	\$2,000.00	\$2,000.00	1	EA	\$2,000.00	\$2,000.00	
12" Storm Drain Pipe	48	LF	\$15.50	\$744.00	48	LF	\$15.50	\$744.00	
Side Inlet Catch Basin	2	EA	\$500.00	\$1,000.00	2	EA	\$500.00	\$1,000.00	
10" Water Pipe (8" Price)	342	LF	\$13.00	\$4,446.00	342	LF	\$13.00	\$4,446.00	
10" Valves (8" Price)	2	EA	\$450.00	\$900.00	2	EA	\$450.00	\$900.00	
Fire Hydrant Assembly	0.50	EA	\$1,600.00	\$800.00	0.50	EA	\$1,600.00	\$800.00	
SUBTOTAL FOR WESTGATE BASIN/PARK FRONTAGE IMPROVEMENTS				\$45,455.45				\$45,455.45	
TOTAL SUBJECT TO 10% ENGINEERING AND ADMINISTRATION ALLOWANCE				\$71,952.45				\$71,952.45	
10% Engineering and Administration per City Code §15.84.080								\$7,195.25	
Meandering Sidewalk	1	LS	\$10,890.00	\$10,890.00	1	LS	\$10,890.00	\$10,890.00	Engineering design and construction stating done by City personnel
Total Reimbursable Amount								\$90,037.70	
Outstanding Development Impact Mitigation Fees:									
Police Facilities:			\$14,599.60	Acct # 60 5-501	Master Storm Drain:			\$29,146.70	Acct # 121.0-525 47
Fire Facilities:			\$6,976.80	Acct # 60 6-501	Westgate Basin/Park:			\$60,891.00	Acct # 121.0-525 80
Parks & Recreation Facilities:			\$0.00	Acct # 60 7-501					
General City Facilities:			\$88,243.60	Acct # 60 8-501	Check Total:			\$90,037.70	
Total:			\$109,820.00						
Net Reimbursement Due to Developer (Total Reimbursable Amount less Outstanding Development Impact Mitigation Fees):								\$ 0.00	
Net Impact Fees Due to City (Outstanding Development Impact Mitigation Fees less Total Reimbursable Amount):								\$19,782.30	

EXHIBIT A

RESOLUTION NO. 94-20

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS INCLUDED IN THE
IMPROVEMENT AGREEMENT FOR LODI WEST, UNIT NO. 1, TRACT NO. 1904

The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Robert Batch, for the improvements for Lodi West, Unit 1, Tract No. 1904, have been substantially complied with. The improvements are shown on Drawings Nos. 93D001 through 93D007, on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on June 21, 1993.
2. The streets to be accepted are as follows:

<u>STREETS</u>	<u>LENGTH IN MILES</u>
Lower Sacramento Road	0.00
Elm Street	0.27
Evergreen Drive	0.19
Elderica Way	0.13
Applewood Drive	0.02
Total New Miles of City Streets	0.61

Dated: February 16, 1994

I hereby certify that Resolution No. 94-20 was passed and adopted by the Lodi City Council in a regular meeting held February 16, 1994, by the following vote:

Ayes: Council Members - Davenport, Mann, Pennino, Snider
and Sieglock (Mayor)

Noes: Council Members - None

Absent: Council Members - None


Jennifer M. Perrin
City Clerk



CITY OF LODI
SPECIAL ALLOCATION REQUEST

TO: FINANCE DIRECTOR
CITY MANAGER

DATE: March 9, 1994

FROM: PUBLIC WORKS DIRECTOR

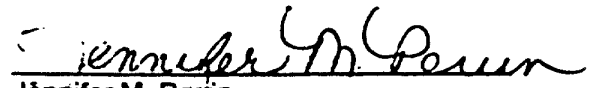
ACCOUNT NUMBER: 121.0-525.47

Request is made for funds to accomplish the following project which was not included in the current budget.

Description of Project	Estimated Cost
<u>EVERGREEN DRIVE STORM DRAIN - LODI WEST</u>	<u>\$12,500.00</u>

This amount is needed to reimburse the developer of Lodi West for installation of the master storm drain in Evergreen Drive.

This appropriation was approved by the City Council at its meeting of February 16, 1994.


Jennifer M. Perrin
City Clerk

(If you need more space, use additional sheet and attach to this form.)

Date of Approval February 16, 1994

Amount Approved _____

Council _____

City Manager _____

FUND OR ACCOUNT TO BE CHARGED

Current Budget	\$ _____	Prior Year Reserve	\$ _____
Contingent Fund	\$ _____	General Fund Surplus	\$ _____
Capital Outlay Reserve	\$ _____	Reimbursable Account	\$ _____
Utility Outlay Reserve	\$ _____	Other: (Specify)	
		60.3 (Storm Drain IMF)	\$ _____
		Account Number	

Dixon Flynn, Finance Director

Thomas A. Peterson, City Manager

Submit this form in duplicate to the Finance Director. Distribution after approval will be as follows:

1) Originating Department 2) Finance Department

CITY OF LODI
SPECIAL ALLOCATION REQUEST

98

TO: FINANCE DIRECTOR
CITY MANAGER

DATE: March 9, 1994

FROM: PUBLIC WORKS DIRECTOR


ACCOUNT NUMBER: 121.0-525.47 -500

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Jennifer M. Pernh
City Clerk

(If you need more space, use additional sheet and attach to this form.)

Date of Approval February 16, 1994

Amount Approved \$ 12,500.00

Council _____

City Manager X

FUND OR ACCOUNT TO BE CHARGED

Current Budget	\$ _____	Prior Year Reserve	\$ _____
Contingent Fund	\$ _____	General Fund Surplus	\$ _____
Capital Outlay Reserve	\$ _____	Reimbursable Account	\$ _____
Utility Outlay Reserve	\$ _____	Other: (Specify)	

60.3 (Storm Drain IMF) \$ 60.3-69.0
Account Number


Dixon Flynn, Finance Director


Thomas A. Peterson, City Manager

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CITY OF LODI

COUNCIL COMMUNICATION

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PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting the development improvements for Lodi West, Unit No. 1, Tract No. 1904, approve the construction reimbursements shown in Exhibit A, and appropriate the necessary funds from the Storm Drain Development Impact Mitigation Fee Fund to reimburse the developer for the cost of the master storm drain installed as a part of this project. It is also recommended that the City Council have the developer keep the streets in the subdivision closed and maintain the barricades across Elm Street and Evergreen Drive until the City has energized the street lights.

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APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

February 16, 1994

Page 2

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Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer

JLR/WKF/lm

Attachment

cc: City Attorney
Associate Traffic Engineer
Associate Civil Engineer
Street Superintendent
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10% Engineering and Administration per City Code §15.64.080					10% Engineering and Administration per City Code §15.64.080				\$7,195.25
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Total Reimbursable Amount					Total Reimbursable Amount				\$90,037.70
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Parks & Recreation Facilities:			\$0.00	Acct # 60 7-501					
General City Facilities:			\$88,243.60	Acct # 60 8-501	Check Total:			\$90,037.70	
Total:			\$109,820.00						
Net Reimbursement Due to Developer (Total Reimbursable Amount less Outstanding Development Impact Mitigation Fees):								\$ 0.00	
Net Impact Fees Due to City (Outstanding Development Impact Mitigation Fees less Total Reimbursable Amount):								\$19,782.30	

RESOLUTION NO. 94-20

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING THE DEVELOPMENT IMPROVEMENTS INCLUDED IN THE
IMPROVEMENT AGREEMENT FOR LODI WEST, UNIT NO. 1, TRACT NO. 1904

The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Robert Batch, for the improvements for Lodi West, Unit 1, Tract No. 1904, have been substantially complied with. The improvements are shown on Drawings Nos. 93D001 through 93D007, on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on June 21, 1993.
2. The streets to be accepted are as follows:

<u>STREETS</u>	<u>LENGTH IN MILES</u>
Lower Sacramento Road	0.00
Elm Street	0.27
Evergreen Drive	0.19
Elderica Way	0.13
Applewood Drive	0.02
Total New Miles of City Streets	0.61

Dated: February 16, 1994

I hereby certify that Resolution No. 94-20 was passed and adopted by the Lodi City Council in a regular meeting held February 16, 1994, by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -

Jennifer M. Perrin
City Clerk

RES9420/TXTA.01V

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

2/16 P/W
THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

February 17, 1994

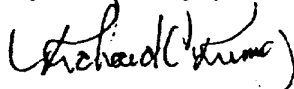
Farmers and Merchants Bank
Attn: Newt Wakeman, Vice President
P. O. Box 380
Lodi, CA 95241-0380

SUBJECT: Lodi West, Unit No. 1, Tract No. 1904
LC/UB 658 and LC/UB 659

The City Council of the City of Lodi, at its meeting on Wednesday, February 16, 1994, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Instrument of Credit covering faithful performance. The Instrument of Credit covering labor and materials must remain in effect until May 17, 1994, in conformance with State law. You will receive no further correspondence regarding the release of the Instrument of Credit.

If you have any questions, please contact me.



Richard C. Prima, Jr.
City Engineer

RCP/lm

Enclosures

cc: Robert Batch
City Clerk

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

2/16 F14
THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

February 18, 1994

Mr. Robert Batch
1819 S. Cherokee Ln., #67
Lodi, CA 95240

SUBJECT: Lodi West, Unit No. 1, Tract No. 1904

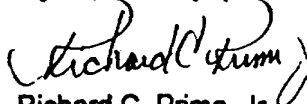
The City Council of the City of Lodi, at its meeting on Wednesday, February 16, 1994, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

Due to the delay in paying for the electrical work at the subdivision, you are required to maintain the street barricades in place until the street lights are operational.

The enclosed letter has been sent to your bank so the Instrument of Credit covering faithful performance can be exonerated. The Instrument of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On May 17, 1994, this instrument can be released if no claims have been filed.

If you have any questions, please contact me.


Richard C. Prima, Jr.
City Engineer

RCP/am

Enclosure

cc: Building Division
Police Department
Fire Department
Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Farmers and Merchants Bank
Ben Schaffer